



## Warton

£350,000

34 Newcroft, Warton, Lancashire, LA5 9QB

Situated on a generous plot within a peaceful cul-de-sac in the popular village of Warton, 34 Newcroft is a beautifully presented dormer bungalow, offered in move-in ready condition.

The tranquil village of Warton lies just moments from the stunning Warton Crag nature reserve, offering a wide range of scenic walks right on your doorstep. The village boasts a vibrant and welcoming community, with two well-loved pubs, a local brewery, and a highly regarded primary school.

This sought-after location also benefits from excellent access to the nearby market town of Carnforth, which offers a variety of everyday amenities including shops, supermarkets, a secondary school, GP and dental practices, as well as a convenient West Coast mainline railway station. Road links are equally strong, with the M6 motorway just minutes away, making this an ideal spot for commuters and families alike.

### Quick Overview

Three/Four Bedroom Dormer Bungalow  
Well-Proportioned Living Space Throughout  
Perfect Family Home

Cul-De-Sac Location in Warton Village  
Array of Picturesque Walks on your Doorstep  
Ample Off Street Parking and Detached Garage  
Fantastic Front, Side and Rear Garden's  
Close to a Well Regarded Primary School  
Nearby Bus, Rail and M6 Links  
Ultrafast Broadband Available\*



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Ultrafast  
Broadband



Driveway &  
Garage

Property Reference: C2553



Living Room/Bedroom



Living Room/Bedroom



Kitchen/Dining Room



Kitchen/Dining Room

Step inside and immediately appreciate the neutral, modern décor and spacious layout that runs throughout the home. To your right, you'll find one of the three generously sized double bedrooms, along with a bright and versatile living room. With its attractive bay window filling the space with natural light and offering a pleasant front outlook, this room could easily be repurposed as a fourth bedroom if desired.

Continuing down the hallway, you'll come to the first of two stylish bathrooms, fitted with a contemporary three-piece suite comprising a WC, pedestal sink, and a bath with overhead shower. Grey tiled walls and sleek chrome fixtures complete the elegant look.

Positioned perfectly at the rear of the property is the stunning open-plan kitchen, dining, and living area - an ideal space for entertaining. Patio doors provide seamless access to the rear garden, perfect for indoor-outdoor living during the warmer months.

The kitchen is well-appointed with sleek handleless gloss cabinetry, complementary worktops, and a range of integrated appliances including a fridge, freezer, induction hob, oven, and microwave. A composite one-and-a-half sink and a stylish breakfast bar enhance both function and design. There is also ample space for additional furnishings and a convenient storage cupboard.

Head upstairs to find a spacious landing complete with Velux window - ideal for use as a reading nook or home office. Bedroom one enjoys scenic views of Warton Crag, while both upstairs bedrooms benefit from useful under-eaves storage. Completing the first floor is a modern shower room featuring a walk-in shower, WC, and vanity sink, finished with aqua panel surrounds.

Externally, the property boasts a low-maintenance, gated tarmac driveway providing ample off-road parking for multiple vehicles, along with the added benefit of a detached garage. Positioned on a generous corner plot, the home features front, side and rear gardens.

To the rear, you'll find a private and enclosed garden, complete with a well-kept lawn, flower borders, and a paved patio area - perfectly suited for outdoor dining or relaxing in the sun. Whilst the expansive side garden offers a large lawned area surrounded by mature shrubs and a variety of fruit trees.





Kitchen/Dining Room



Bedroom One



First Floor Shower Room



Bedroom Two



Bedroom Three



Bathroom

Accommodation with approximate dimensions

**Living Room/Bedroom Four** 15' 9" x 11' 4" (4.8m x 3.45m)

**Kitchen** 12' 0" x 9' 3" (3.66m x 2.82m)

**Dining Room** 11' 10" x 11' 4" (3.61m x 3.45m)

**Ground Floor Bathroom**

**Bedroom One** 12' 7" x 10' 6" (3.84m x 3.2m)

**Bedroom Two** 9' 10" x 9' 10" (3m x 3m)

**Bedroom Three** 10' 11" x 8' 11" (3.33m x 2.72m)

**First Floor Shower Room**

**Garage** 21' 6" x 16' 2" (6.55m x 4.93m)

**Property Information**

**Tenure** Freehold

**Council Tax** Band C - Lancaster City Council

**Services** Mains gas, electricity, water and drainage. Ultrafast broadband available

**Energy Performance Certificate** Energy Rating C. The full Energy Performance Certificate is available on our website and also at any of our offices.

**Directions** From the Hackney & Leigh Carnforth office, turn left and follow the road out towards Warton. Proceed through the Main Street of Warton, passing the right hand turn into Borwick Lane. Take the left hand turning into Croftlands, take your first right and follow the road round and take your second right where the property is located on the left hand side.

**What3Words** ///remains.overgrown.slang

**Viewings** Strictly by appointment with Hackney & Leigh Carnforth Office.

**Anti-Money Laundering Regulations (AML)** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).





Rear Garden



Side Garden





Side Garden



34 Newcroft

[Request a Viewing Online](#) or Call 01524 737727



## Meet the Team

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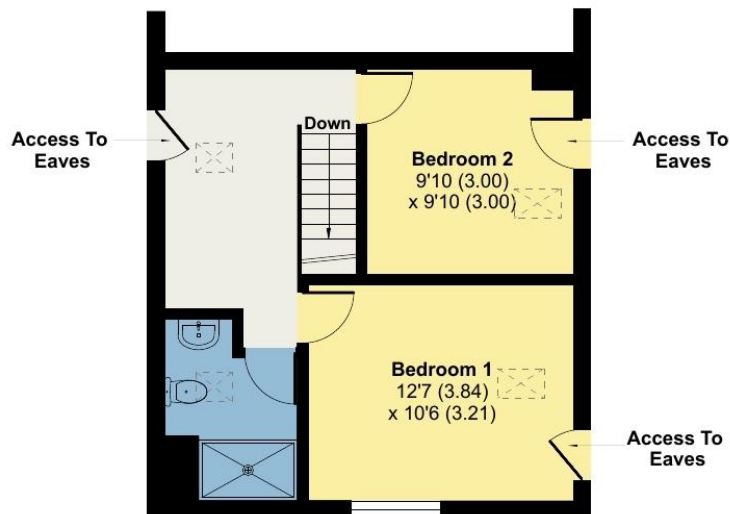
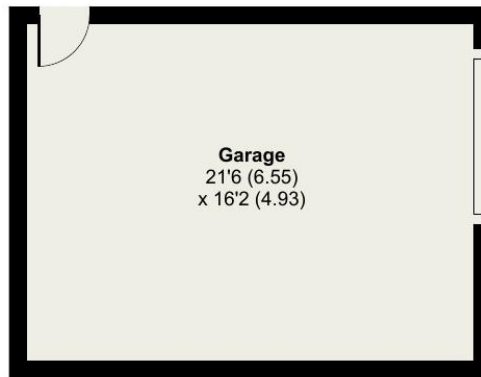
# Newcroft, Warton, Carnforth, LA5

Approximate Area = 1069 sq ft / 99.3 sq m

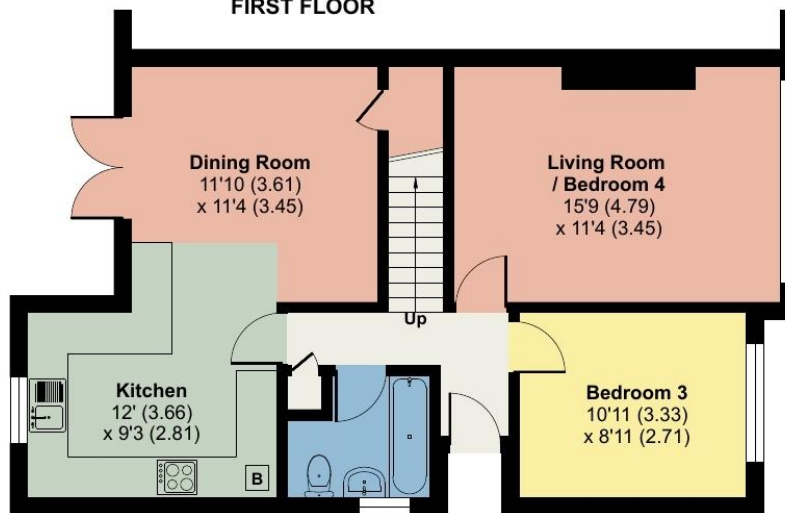
Garage = 348 sq ft / 32.3 sq m

Total = 1417 sq ft / 131.6 sq m

For identification only - Not to scale



**FIRST FLOOR**



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.

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